



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 08-15-08
Case Number: RZ-08-24

LOCATION:

Site Address: 3501 East Parker, Jonesboro AR 72401

Side of Street: S between _____ and _____

Quarter: NW 1/4 Section: 34 Township: 14N Range: 4E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: C-3 Proposed Zoning: I-1

Size of site (square feet and acres): 42,688.8 sq/0.98^{ac} Street frontage (feet): 100.08

Existing Use of the Site: Joey Perry's Martial Arts Academy

Character and adequacy of adjoining streets: _____

Does public water serve the site? YES City water is available on site, but

If not, how would water service be provided? they currently use a well.

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Hwy 63 to the North

South I-1 Industrial

East I-1 Industrial

West R-1 Farmland unplatted

Physical characteristics of the site: 8,528 building located on 0.98

Characteristics of the neighborhood: Acres currently used as Martial

Arts Academy, vacant Farmland to

the West and Industrial Facilities to

the South and East.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it? C-3
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? For the Manufacturing of race car Frames and chassis
- (3). If rezoned, how would the property be developed and used? use the current building for Manufacturing
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? no change
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
- (6). How would the proposed rezoning be in the public interest and benefit the community? New business and jobs for Jonesboro
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? It will be the same as the property joining to the South and East
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes, Manufacturing is not permitted in C-3
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. should not affect any of the neighboring properties
- (10). How long has the property remained vacant? It has not been vacanted
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? None
- (12). If the rezoning is approved, when would development or redevelopment begin? TBD
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application. Unknown at this time
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Joey Perry
 Address: 2101 Fowler Ave
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-219-4538
 Facsimile: 870-910-3906
 Signature: [Signature]

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: Joey Perry
 Address: 2101 Fowler Ave.
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-219-4538
 Facsimile: 870-910-3906
 Signature: [Signature]

Deed: Please attach a copy of the deed for the subject property.

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Rezoning Information Attachment

- 1) How was the property owned when the current owner purchased it? C-3
- 2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
Manufacturing; Not permitted in C-3.
- 3) If rezoned, how would the property be developed and used? The current structure would be used.
- 3) What would be the density or intensity of development? No change
- 5) Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and Future Land use plan? Unknown
- 6) How would the proposed rezoning be in the public interest and benefit the community? New business and jobs for Jonesboro.
- 7) How would the proposed rezoning be compatible with the zoning uses and character of the surrounding area? It would be the same as the property joining south and east.
- 8) Are there substantial reasons why the property cannot be used in accordance with existing zoning? Manufacturing is not permitted in C-3.
- 9) How would the proposed rezoning affect nearby property, including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use of operations, and any restrictions to the normal customary use of the affected property? Should not affect any of the neighboring properties.
- 10) How long has the property remained vacant? Not vacant.
- 11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergencies medical services? None
- 12) If the rezoning is approved when would development or redevelopment begin?
To be determined.
- 13) How do neighbors feel about the proposed rezoning? Unknown at this time.
- 14) If this application is for limited use overlay the applicant must specify all uses desired. Not applicable.

